

**From:** [Rob Robinson](#)  
**To:** [David Mullins](#)  
**Cc:** [Jud Ashman](#)  
**Subject:** RE: Draft Zoning Code Question  
**Date:** Friday, March 15, 2024 3:19:00 PM

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Hi David, thanks for your interest in Retool. We will not be pursuing this legislation in Retool. If you look at the county map referenced, there are only two churches that could reasonably accommodate adding residential and they are on the Frederick Avenue, so such can be addressed through the CD Zone process. Other churches are located in areas that have been designated as "Employment Nodes" in the Housing Element that clearly states these are not appropriate areas for residential. The County has far more areas where contextually this could be applied. We continue, both in policy and in Retool, to encourage a diversity of housing options and to address the affordability gap.

Rob

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**From:** David Mullins <dcmullins@gmail.com>  
**Sent:** Friday, March 15, 2024 2:53 PM  
**To:** Rob Robinson <Rob.Robinson@gaitthersburgmd.gov>  
**Cc:** Jud Ashman <Jud.Ashman@gaitthersburgmd.gov>  
**Subject:** Draft Zoning Code Question

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Hi Rob, happy Friday.

I've been enjoying getting the updates about the Retool process, thanks for all the work staff and ZoneCo are putting into this

I was at the recent joint work session but missed the prior one, so apologies if this was already covered, but I had a question about zoning related to building housing on land owned by churches and other houses of worship.

Does the zoning code draft contain any provisions similar to [the "Faith ZTA"](#) recently passed by the county council that would encourage/streamline faith communities using their lands for affordable housing?

Thanks!

David Mullins